



Baltimore County
Department of Planning

Quarterly Subdivision Report

Fourth Quarter

October 1, 2014 -- December 31, 2014

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Policy Framework

Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies established the master planning process, which is essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County (Map 1 pg. 3).

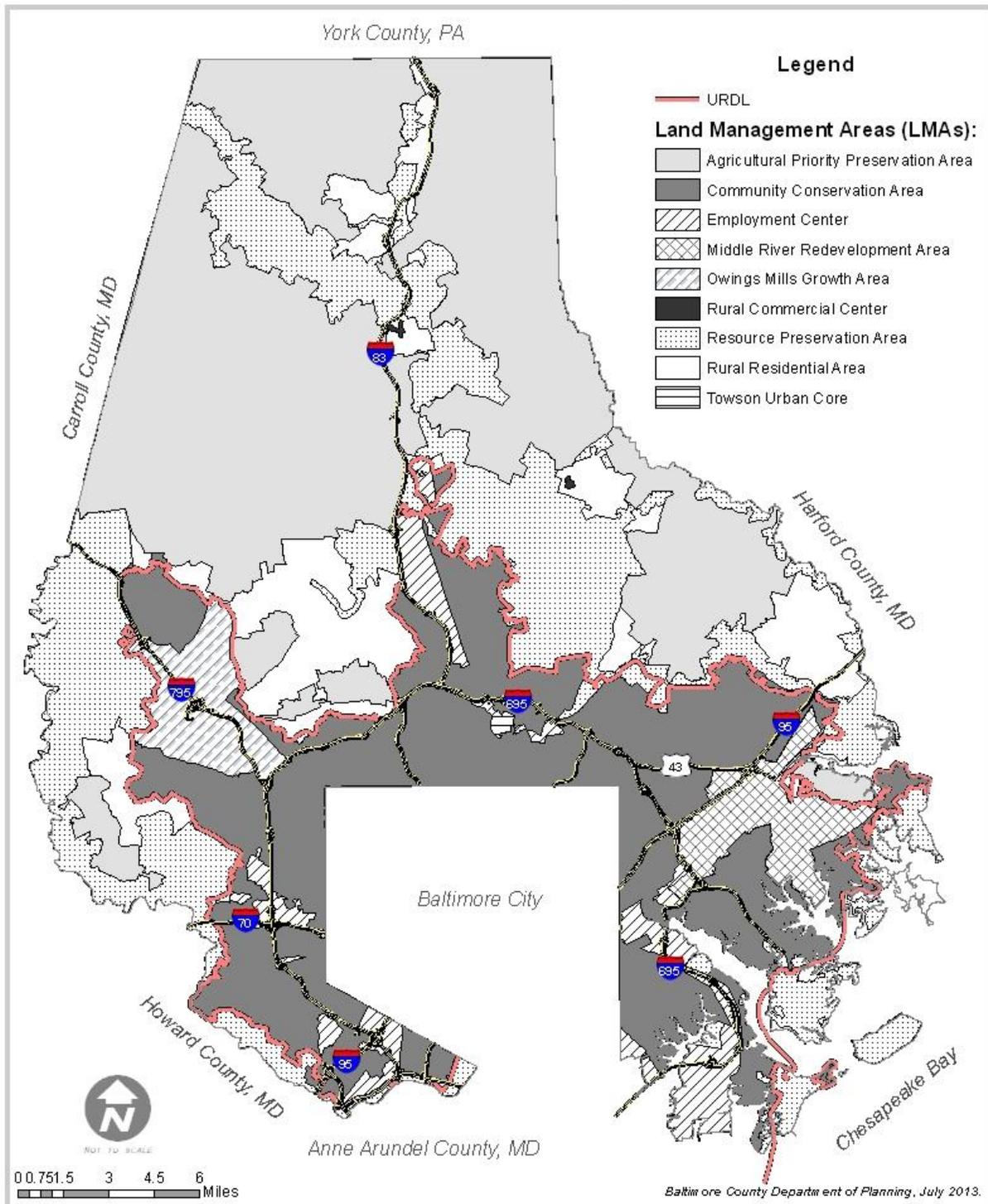
The County utilizes *Master Plan 2020* to implement sustainable growth policies to include Land Management Areas, Priority Funding Areas, Community Enhancement Areas and the Baltimore County Growth Tiers. These tools ensure that Baltimore County remains a national leader in the implementation of responsible land use policy.

The Quarterly Subdivision Report (the “Report”) compiles and analyzes approved development plans within Baltimore County. The Report tracks the County’s progress in the implementation of *Master Plan 2020*.

This issue of the Report summarizes County approved development plans for residential and non-residential activities for the time period beginning October 1, 2014 and ending December 31, 2014. The Report utilizes current data maintained by the Baltimore County Department of Permits, Approvals, and Inspections (PAI). Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential development types and square footage of proposed improvements.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



The table below illustrates the relationship between the URDL and land management areas (LMAs). The LMAs were established in *Master Plan 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

LMA Code	LMA Name	Location with Reference to the URDL
CCA	Community Conservation Area	In
EC	Employment Center	In
EC HV	Employment Center - Hunt Valley	In
MRRRA	Middle River Redevelopment Area	In
OMGA	Owings Mills Growth Area	In
TUC	Towson Urban Center	In
APPA	Agricultural Priority Preservation Area	Out
RCC	Rural Commercial Center	Out
RPA	Resource Preservation Area	Out
RRA	Rural Residential Area	Out

Development Summary

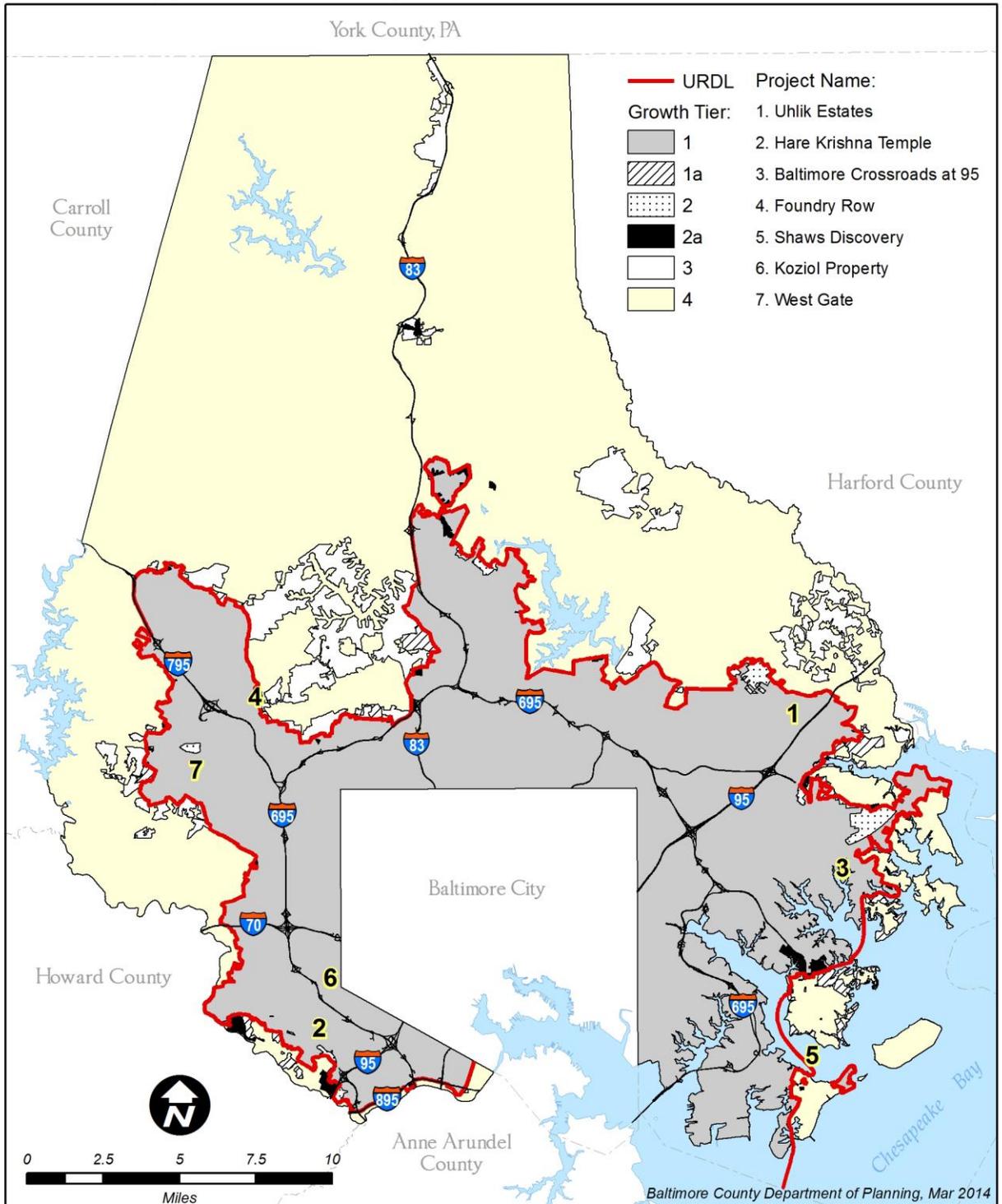
During the 4th quarter of 2014, Baltimore County approved seven development plans. During this reporting period, one minor development, two limited exemptions and four major developments were approved (Figure 1). All of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 4th Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	110983	UHLIK ESTATES	10/14/2014	MINOR	SFD	DR 1H, DR 3.5H	2.119	CCA	1
2	10578	HARE KRISHNA TEMPLE RESUB	10/16/2014	LIMITED	INSTITUTION	DR 2	1.068	CCA	1
3	150788	BALTIMORE CROSSROADS AT 95 AREA 10 - 9TH AMENDMENT	10/23/2014	LIMITED	OTHER	ML-1M-4	53.7200	MRRRA	1
4	30496	FOUNDRY ROW	11/26/2014	MAJOR	MIXED	BM	49.490	OMGA	1
5	150888	SHAWS DISCOVERY	12/18/2014	MAJOR	MIXED	RC 50, RC 20, DR 5.5	193.50	CCA	1
6	10574	KOZIOL PROPERTY	12/19/2014	MAJOR	SFD	DR 3.5	2.380	CCA	1
7	20688	WEST GATE	12/19/2014	MAJOR	MIXED	DR 5.5	1.74	CCA	1

Source: Baltimore County Government, February 2015.

Approved Development Plans, 4th Quarter, 2014



Residential Development

In the 4th quarter of 2014, Baltimore County approved 160 housing units, 86% being single family attached units (See Figure 2). There were 12 single family detached and 9 single family semi-detached units. All units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 4th Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	110983	UHLIK ESTATES	10/14/2014	CCA	1	MINOR	SFD	2	0	0	0	2
5	150888	SHAWS DISCOVERY	12/18/2014	CCA	1	MAJOR	MIXED	5	0	139	0	144
6	10574	KOZIOL PROPERTY	12/19/2014	CCA	1	MAJOR	SFD	5	0	0	0	5
7	20688	WEST GATE	12/19/2014	CCA	1	MAJOR	SFSD	0	9	0	0	9
SUM:								12	9	139	0	160
Percentage:								7.50%	5.63%	86.88%	0%	100%

Source: Baltimore County Government, February 2015.

SFD: Single family detached. SFA: Single family attached.

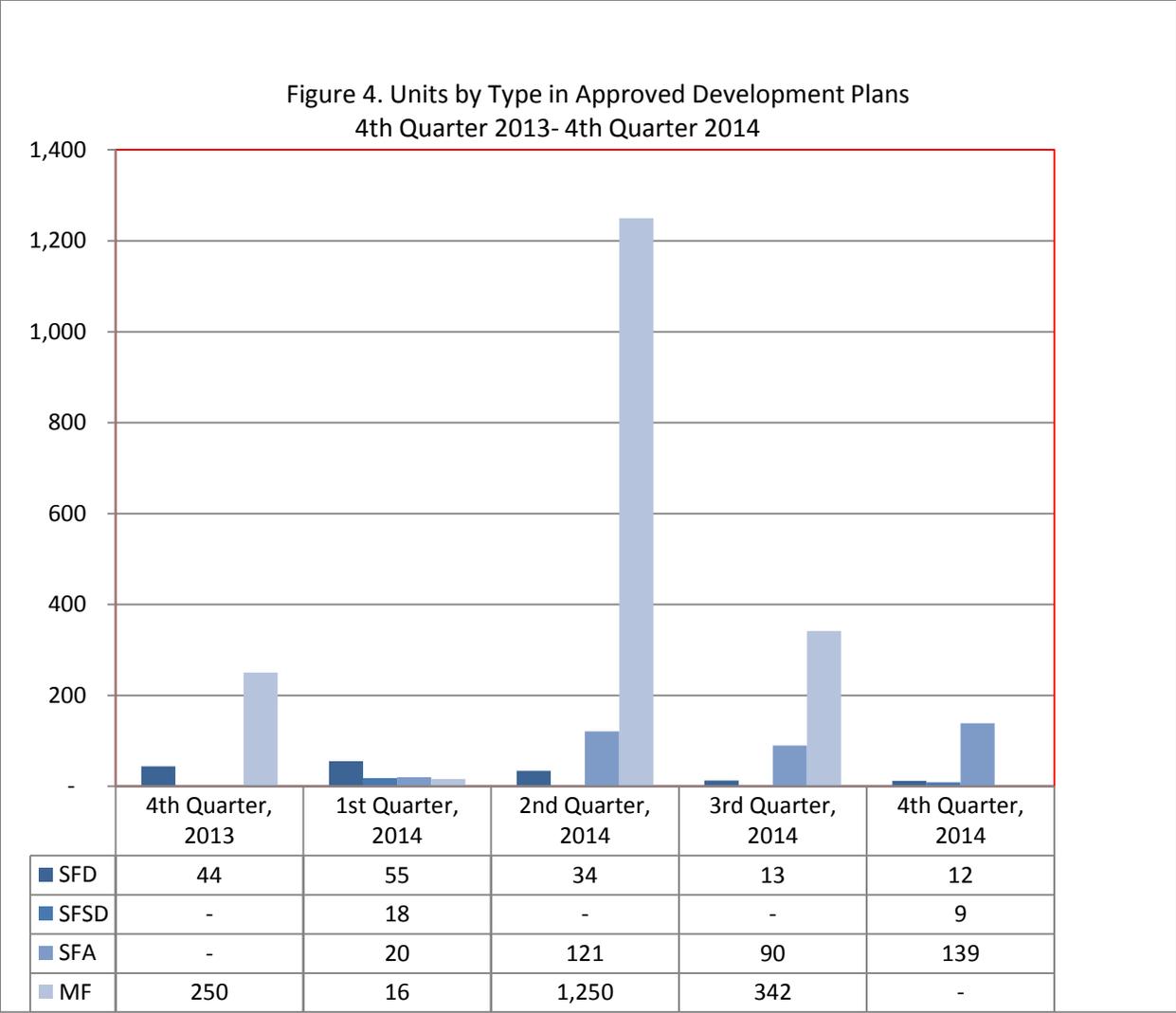
SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 4th Quarter, 2013 - 4th Quarter, 2014

LMA Code	LMA Name	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2014	4th Quarter, 2014	Total
APPA	Agricultural Priority Preservation Area	0	0	0	1	0	1
CCA	Community Conservation Area	44	36	69	10	160	319
EC	Employment Center	0	0	73	0	0	73
EC-HV	Employment Center-Hunt Valley	0	0	0	342	0	342
MRRRA	Middle River Redevelopment Area	250	0	1250	90	0	1590
OMGA	Owings Mills Growth Area	0	38	3	0	0	41
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	2	0	2
RRA	Rural Residential Area	0	35	10	0	0	45
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	294	109	1405	445	160	2,413

Source: Baltimore County Government, February 2015

The graph in Figure 4 shows the approved development plans by type over the year beginning with the 4th quarter of 2013 continuing through the 4th quarter of 2014.



The Report also compiles residential units that are newly permitted by occupancy permits in the quarter. The units approved by occupancy permits are on development plans approved and recorded prior to the reporting quarter or on existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the yearly period from 4th quarter 2013 to 4th quarter 2014, 1295 units were approved for occupancy. Of them, 80.5% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 4th quarter of 2014, over 82% of new units in occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 4th Quarter, 2013 - 4th Quarter, 2014

Housing Type	4th Quarter, 2013	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2014	4th Quarter, 2014	Total	Total %
SFD	145	108	132	103	154	642	49.58%
SFSD	10	6	6	0	10	32	2.47%
SFA	94	144	82	22	27	369	28.49%
MF	0	188	26	26	12	252	19.46%
Sum	249	446	246	151	203	1,295	100.00%

Source: Baltimore County Government, February 2015.

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 4th Quarter, 2014

LMA	SFD	SFSD	SFA	MF	Total
APPA	7	-	-	-	7
EC	-	-	-	-	0
CCA	79	10	27	-	116
MRRA	15	-	-	-	15
OMGA	24	-	-	12	36
RPA	10	-	-	-	10
RRA	19	-	-	-	19
TUC	0	-	-	-	0
Sum	154	10	27	12	203

Policy Area Type	# of Units	% Share of Total
Urban LMA	167	82.27%
Rural LMA	36	17.73%

Growth Tier	SFD	SFSD	SFA	MF	Total
1	125	10	27	12	174
1a	5	-	-	-	5
2	-	-	-	-	0
2a	-	-	-	-	0
3	13	-	-	-	13
4	11	-	-	-	11
Sum	154	10	27	12	203

Policy Area Type	# of Units	% Share of Total
Tier 1	174	85.71%
Tier 1a	5	2.46%
Tier 2	0	0.00%
Tier 2a	0	0.00%
Tier 3	13	6.40%
Tier 4	11	5.42%

Source: Baltimore County Government, February 2015.

Figure 7. Approved Non- Residential/Mixed Development Plans, 4th Quarter, 2014

Map Key	PAI #	Project Name	Approved Date	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total
2	10578	HARE KRISHNA TEMPLE RESUB	10/16/2014	CCA	100 seat temple	Limited	Institution	0sf	10,625sf	0sf	0sf	0sf	0sf	10,625sf
4	30496	FOUNDRY ROW	11/26/2014	OMGA	Reduce office to 48,000sf from 60,000sf & Retail to 348,600sf from 364,800.	Major	Mixed	0sf	0sf	48,000sf	0sf	348,600sf	0sf	396,600sf
SUM:								0sf	10,625sf	48,000sf	0sf	348,600sf	0sf	407,225sf
Percentage:								0%	2.6%	11.7%	0%	85.6%	0%	100%

Source: Baltimore County Government, February 2015.

Non-Residential Developments

There were two non-residential development plans approved in the 4th quarter of 2014 (Figure 7). The largest development consisted of a 396,600 square foot mixed use major development approved within the Owings Mills Growth Area (OMGA) LMA.

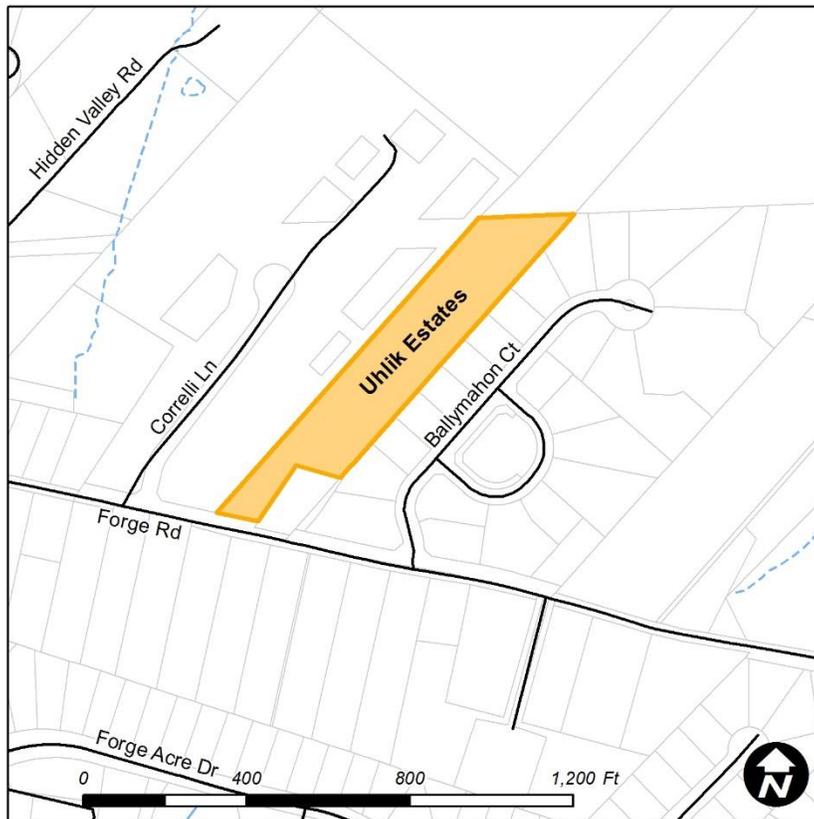
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
RPD.....	Regional Planning District
TAZ.....	Transportation Analysis Zone for regional transportation planning
COUNCIL DISTRICT.....	County Councilmanic District
ALIAS.....	An alias for the project name
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL...	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
PLAT APPROVAL.....	The date the plat was approved
PLAT RECORDED.....	The date the plat was recorded in land records
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
ZIP.....	Postal code
LMA.....	Land Management Areas
WATER ZONE.....	Water Service Area designation
CENSUS TRACT.....	A Census Bureau geographic unit
BLOCK GROUP.....	Geographic subset of census tracts
DEED REF.....	The deed file number when recorded into land records
PLAT REF.....	The plat file number when recorded into land records
CONDO.....	Indicates if the project contains condo units

Uhlik Estates

DEVELOPMENT TRACK:						
TRACK:	Minor	PAI #	110983			
DEVELOPMENT TYPE: SFD						
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	04135M			
LIMITED #						
LOCATION: 4616 & 4620-A Forge RD						
MAP	63	COUNCIL DISTRICT	5	PLAN SUBMITTED	1/8/2014	
BLOCK	23	LMA	CCA	PLAN APPROVAL	10/14/2014	4
PARCEL	667,155	Growth Tier	1			
#PROPOSED:						
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 1H	ACRES
SFD	2	DVLP SFD	0	ZONING2	DR 3.5H	ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL
MULTIFAM	0	DVLP MFAM	0	2.119		
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



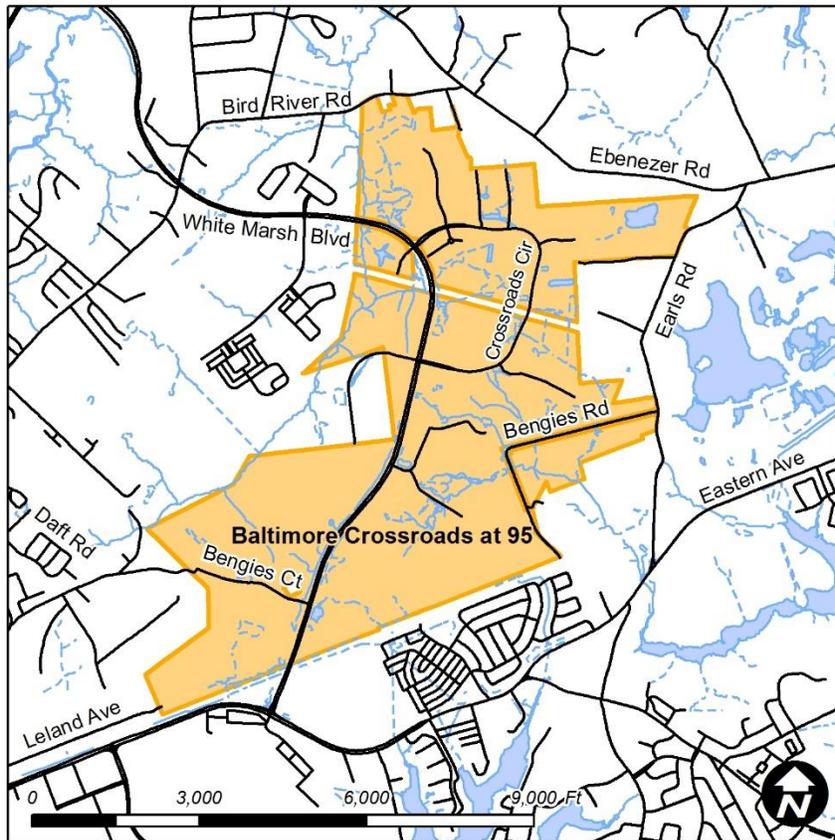
Hare Krishna Temple Resub

DEVELOPMENT TRACK:	Limited Exemption	PAI #	10578				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	200 Bloomsbury Ave						
MAP	101	COUNCIL DISTRICT	1	PLAN SUBMITTED	6/18/2003		
BLOCK	13	LMA	CCA	PLAN APPROVAL	10/16/2014		
PARCEL	574	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	DR 2	ACRES	1.0681
UNITS/LOTS	1	UNITS/LOTS	0	ZONING2		ACRES	
SFD	0	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	1.0681
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



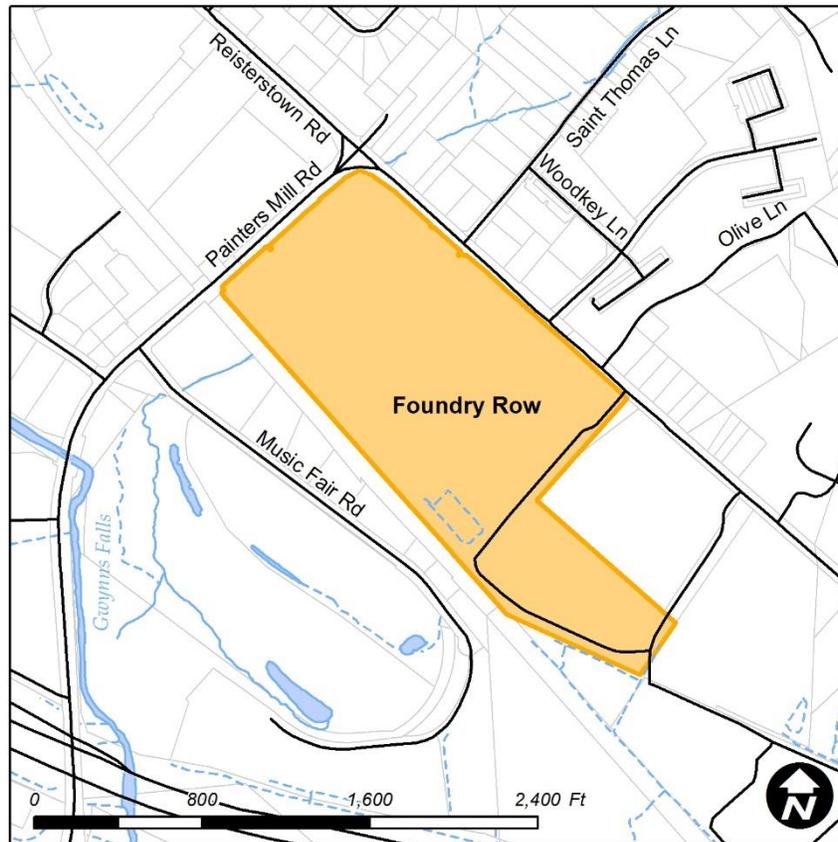
Baltimore Crossroads At 95 Area 10 - 9th Amendment

DEVELOPMENT TRACK:	Limited Exemption	PAI #	15078				
			8				
DEVELOPMENT TYPE:	Other	MINOR SUB #:					
		LIMITED #					
LOCATION:	East off Crossroads Circle						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	4/22/2014		
BLOCK		LMA	MRRA	PLAN APPROVAL	10/23/201		
PARCEL	147	Growth Tier	1		4		
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	0	UNITS/LOTS	0	ZONING1	ML-IM-4	ACRES	53.72
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.81
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Foundry Row

DEVELOPMENT TRACK:							Major	PAI #	30496			
DEVELOPMENT TYPE:							Mixed	MINOR SUB #:				
								LIMITED #				
LOCATION:							10100 Reisterstown Rd					
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/18/2014							
BLOCK	4	LMA	OMGA	PLAN APPROVAL	11/26/2014							
PARCEL	42, 43, 44, 53, 90	Growth Tier	1									
#PROPOSED:			#DEVELOPED:									
UNITS/LOTS	14	UNITS/LOTS	1	ZONING1	BM	ACRES	49.49					
SFD	0	DVLP SFD	0	ZONING2	ACRES							
SFSD	0	DVLP SFSD	0	ZONING3	ACRES							
SFA	0	DVLP SFA	0	TOTAL			49.49					
MULTIFAM	0	DVLP MFAM	0									
SPECIAL	0	DVLP SPECIAL	0									
OTHER	14	DVLP OTHER	1									



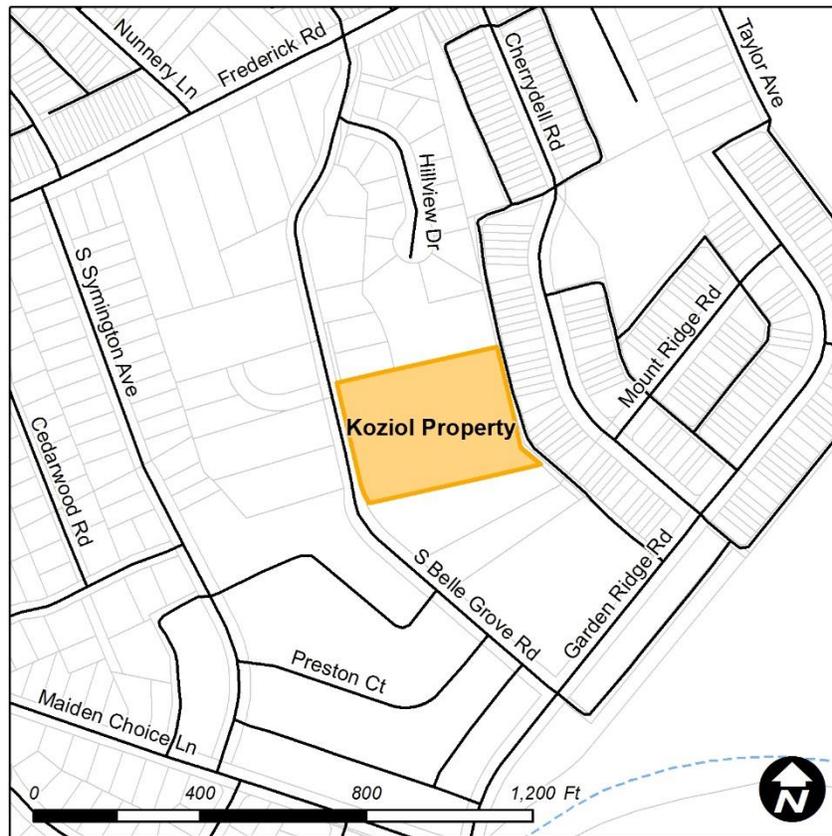
Shaws Discovery

DEVELOPMENT TRACK:	Major	PAI #	15888				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	2901 Bauers Farm Rd						
MAP	111	COUNCIL DISTRICT	7	PLAN SUBMITTED	4/22/2014		
BLOCK	12	LMA	CCA	PLAN APPROVAL	12/18/2014		
PARCEL	91, 379	Growth Tier	1		4		
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	144	UNITS/LOTS	1	ZONING1	RC 50	ACRES	112.4
SFD	5	DVLP SFD	0	ZONING2	RC 20	ACRES	36.63
SFSD	0	DVLP SFSD	0	ZONING3	DR 5..5	ACRES	36.65
SFA	139	DVLP SFA	0			TOTAL	193.5
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Koziol Property

DEVELOPMENT TRACK:	Major	PAI #	10574				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	11 South Belle Grove Rd.						
MAP	101	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/7/2014		
BLOCK	4	LMA	CCA	PLAN APPROVAL	12/19/2014		
PARCEL	1084	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	5	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	2.38
SFD	5	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.38
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



West Gate

DEVELOPMENT TRACK:							
TRACK:	Major	PAI #	20688				
DEVELOPMENT TYPE: Mixed							
MINOR SUB #: LIMITED #							
LOCATION: E/S Burmont Ave, N of Liberty Rd							
COUNCIL DISTRICT: 4							
PLAN SUBMITTED: 9/17/2014							
PLAN APPROVAL: 12/19/2014							
APPROVAL: 4							
MAP	77	LMA	CCA				
BLOCK	1	Growth Tier	1				
PARCEL	1206						
#PROPOSED: #DEVELOPED:							
UNITS/LOTS	9	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	1.735
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	9	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.735
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

